



35 Upthorpe Drive, Wantage, OX12 7DG

Guide Price £390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A bright and spacious three bedroom semi detached property, close to Wantage town centre and its amenities also within the catchment area of Charlton Primary School.

This extended property comprises entrance hall, study, sitting room with feature fireplace, dining room with French doors to the rear garden, L shaped kitchen/breakfast/family room with a range of base and eye level units, integrated oven, hob and extractor, plumbing for washing machine, vaulted ceiling to the family area with Velux windows and door to the rear garden. The first floor provides three good sized bedrooms and family bathroom.

The larger than average rear garden offers a paved seating area, lawn with mature shrubs, a large workshop with light and power and a further shed. The front of the property is laid to lawn.

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. The property has on street parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk within this postcode. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Extended three bedroom semi detached
- Close to Charlton Primary School
- Kitchen / breakfast / family room
- Sitting room
- Dining room
- Large workshop with power and light
- Generous rear garden
- Study
- EPC D Council Tax D

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

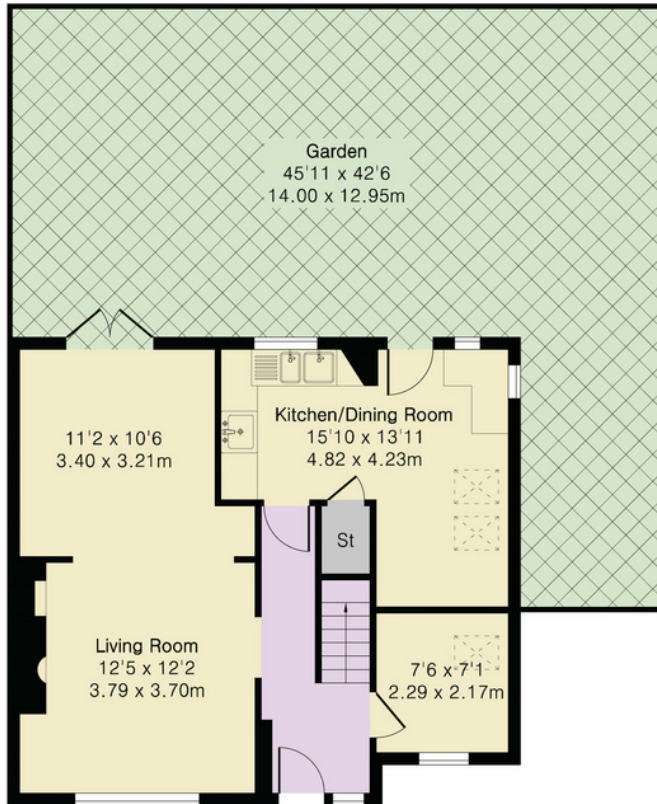


**Approximate Gross Internal Area 1057 sq ft - 98 sq m
(Excluding Outbuilding)**

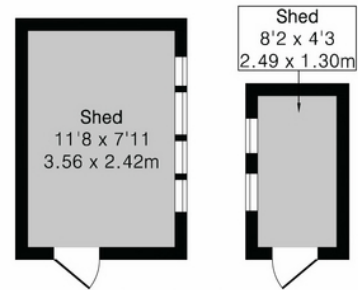
Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 443 sq ft – 41 sq m

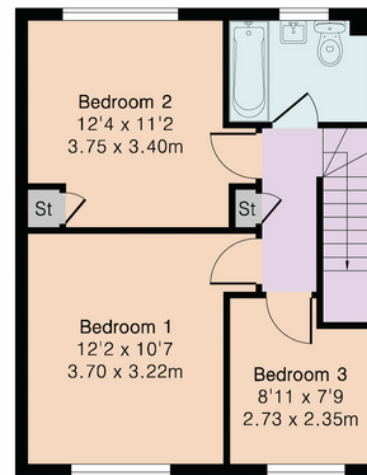
Outbuilding Area 128 sq ft – 12 sq m



Ground Floor



Outbuilding



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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